

006778

SEP - 4 1985

Housing and Population Monitoring Report

Jan.- Dec. 1984

May 1985

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

Planning and Development Department
Hamilton-Wentworth Region



HOUSING AND POPULATION MONITORING REPORT

JANUARY TO DECEMBER, 1984

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

PLANNING AND DEVELOPMENT DEPARTMENT
HAMILTON-WENTWORTH REGION

July, 1985

006778

REGIONAL HOUSING AND POPULATION MONITORING REPORT

TABLE OF CONTENTS

<u>CHAPTER</u>	<u>PAGE</u>
Summary	1
1.0 Introduction	2
2.0 Population and Households	3
3.0 Housing Production	4
4.0 Residential Lot Inventory	7
5.0 Housing Costs	10
6.0 Housing Renewal	14
7.0 The Rental Housing Sector	17
8.0 Assisted Housing	23
Appendices	

SUMMARY

- o There have been 2,110 housing unit completions in Hamilton-Wentworth during 1984. This is an increase of 295 units over the 1983 level.
- o As of December 31, 1984, there were 5,064 vacant lots available for single family, semi-detached, row and apartment units in registered and draft approved plans of subdivision. This is considered to be an adequate supply.
- o The carrying cost required to obtain a private house has increased significantly.
- o The vacancy rate for apartment units in the Hamilton-Wentworth area decreased to 0.5% by October, 1984.
- o The cost of rental accommodation and lower market housing in Hamilton-Wentworth is generally less than in other major urban centres in Ontario.
- o There were only 423 new apartment units constructed in 1984. This is an increase of 235 over 1983 levels. The Regional Housing Statement specifies an annual target of 1,044 apartment units.
- o The end of additional funding for the Ontario Home Renewal Program has resulted in a decrease in the availability of home renewal assistance.
- o In 1984, 263 new assisted housing units were committed in Hamilton-Wentworth, of which the majority is being provided from private non-profit programs.

1.0 INTRODUCTION

This is the tenth monitoring report presented to the Planning and Development Committee and covers the period of January 1, 1984 to December 31, 1984. The purpose of this report is to examine the housing market in 1984 to evaluate its performance in light of Regional housing policies. In addition to the housing information, population and household characteristics are also examined.

Due to a change in Ministry of Revenue policies, population information is now only available for election years (every 3 years).

2.0 POPULATION AND HOUSEHOLDS

In past years, population and household information for Hamilton-Wentworth was taken from annual reports produced by the Ministry of Revenue, Assessment Services Division. However, due to Ministry policies, population information will now only be collected during those years in which a municipal election occurs. Population information will not be available until the next municipal elections in 1985.

Although current information is not available, certain trends noted in the 1982 Housing and Population Monitoring Report are expected to have continued in 1984.

2.1 Population

The latest population figure for Hamilton-Wentworth was 414,643 in 1982. This was an increase of 4,140 (1.0%) over 1980 levels. Population growth in Hamilton-Wentworth has been modest in recent years. Recently, the trend of a declining rate of natural increase (births-deaths) has reversed and an increase in the rate has occurred. However, this rise in the rate of natural increase will probably not be sustained as it is likely due to the movement of the majority of the "baby-boom" generation into the peak child bearing age. When this "bulge" in the population passes the child bearing age there will likely be a decline in the rate of natural increase. Past trends indicate continued growth in the 25-34 age group which has a high tendency to form new households, as well in the over 55 age group.

2.3 Conclusions - Population and Households

Although 1984 population figures are unavailable, recent trends in population and household characteristics indicate a continued demand for a variety of housing units. A detailed examination of trends will be undertaken in future monitoring reports when new population information becomes available.

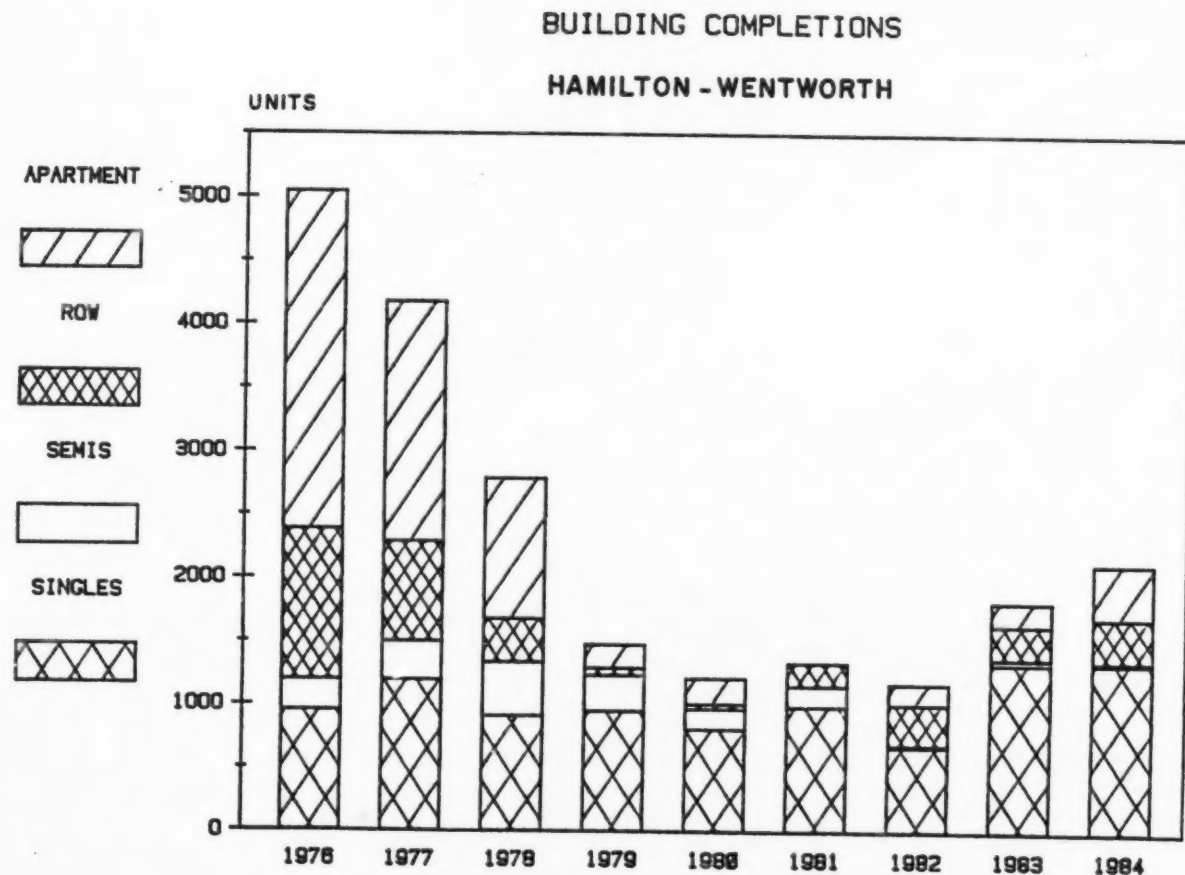
3.0 HOUSING PRODUCTION

3.1 Housing Production by Type

The average annual housing production target for Hamilton-Wentworth is 2,900 housing units, as adopted by Council in April, 1982. Table 3.1 shows the estimated required mix of these new units.

As shown in Figure 3.1, a total of 2,110 new housing units became available for occupancy in 1984. This is a significant increase over the 1,815 units completed in 1983, and is the highest rate of housing production experienced since 1978.

Figure 3.1



Source: Canada Mortgage and Housing Corporation

Table 3.1

1983 PRODUCTION OF HOUSING UNITS

HAMILTON-WENTWORTH

<u>Unit Type</u>	<u>Estimated Annual Housing Units Target</u>	<u>Completed in 1984*</u>	<u>Percentage of Target</u>
Single Family	1,508 (52%)	1,341 (64%)	89%
Semi-detached	145 (5%)	12 (1%)	8%
Row	203 (7%)	334 (15.8%)	164%
<u>Apartment</u>	<u>1,044 (36%)</u>	<u>423 (20%)</u>	<u>40%</u>
Total	2,900 (100%)	2,110 (100%)	73%

*Source: Canada Mortgage and Housing Corporation

Table 3.1 shows the variations between housing completions in 1984 to the targets set by Council in 1982. Production fell short of targets for every housing type except row units.

3.2 Existing Housing Stock

The estimated 1984 inventory of housing units in Hamilton-Wentworth is shown in Table 3.2. The table shows that Hamilton, Dundas and Stoney Creek offer a complete range of housing types, while the other Area Municipalities contain mainly single family homes.

Table 3.2

HAMILTON-WENTWORTH HOUSING DISTRIBUTION - 1984*

MUNICIPALITY	SINGLES		SENIOS		ROW		APARTMENTS		OTHER		TOTAL	
ANCASTER	4,997	96%	39	1%	84	2%	77	1%	35	1%	5,232	100%
DUNDAS	4,899	69%	39	1%	358	5%	1,760	25%	16	0%	7,072	100%
FLAMBOROUGH	7,131	88%	37	0%	57	1%	702	9%	208	3%	8,135	100%
GLANBROOK	2,898	97%	18	1%	0	0%	59	2%	6	0%	2,981	100%
HAMILTON	58,524	48%	4,476	4%	7,057	6%	51,591	42%	516	0%	122,164	100%
STONEY CREEK	9,874	72%	454	3%	626	5%	2,590	19%	81	1%	13,625	100%
TOTAL REGION	88,323	55%	5,063	3%	8,182	5%	56,779	36%	862	1%	159,209	100%

* ESTIMATED

SOURCE: Planning And Development Department, Regional Planning

3.3 Conclusions - Housing Production

In 1984, the production of new residential units was 27% less than the housing targets established by council. In particular, the construction of apartment units has been substantially below the estimated requirements.

4.0 RESIDENTIAL LOT INVENTORY

The majority of residential land available for development, particularly for single family and semi-detached homes, is within plans of subdivision, although there is additional potential for residential development by means of land severances. In most cases, the construction of row and apartment units occurs on existing blocks of lands where appropriate Official Plan designations and zonings are in place. These lands are not part of this inventory due to the lack of available information. Significant opportunities for row and apartment development outside of registered plans of subdivision presently exists in the Region.

4.1 Plans of Subdivision

Plans of subdivision go through a three stage process before they are ready to be developed. The plans are submitted for consideration, then draft approved with conditions, and are finally registered when conditions are met.

As shown in Table 4.1, in 1984 there was a total of 1,220 lots registered in plans of subdivision, of which 1,166 (96%) were lots for single detached houses. No registrations were recorded for apartment type units in blocks within plans of subdivision and only 24 row units were registered.

Table 4.1

LOTS AND UNITS IN BLOCKS WITHIN PLANS OF SUBDIVISION

PROCESSED DURING 1984

	<u>REGISTERED</u>	<u>DRAFT APPROVED</u>	<u>UNDER CONSIDERATION*</u>
Single	1,166	1,257	2,624
Semi	30	384	1,016
Row	24	228	155
Apartment	<u>0</u>	<u>0</u>	<u>515</u>
Total	1,220	1,869	4,310

Source: Hamilton-Wentworth Planning and Development Department,
Development Division

* As of December 31, 1984

During 1984, 1,869 lots were draft approved compared to 1,721 lots in 1983. As shown in Table 4.2, as of December 31, 1984, there were a total of 3,079 lots in all draft approved plans of subdivision. This compares with 6,696 draft approved lots as of December 31, 1983.

Table 4.2 shows that, based on a target of a two to three year short term supply there is an adequate supply of developable lands. Although there appears to be a shortfall of lands available for apartment construction, sufficient land exists in lands outside of newly registered or draft approved plans of subdivision.

In past years there has been an excess supply of lots available. The December 1984 inventory of 5,003 lots compares with 8,944 in December 1983, 8,427 in June 1982, and 10,426 in December 1981. It now appears that the inventory is in line with established target levels.

There was a total of 4,310 lots in all plans of subdivision under consideration as of December 31, 1984 compared to 4,736 lots in December 31, 1983.

4.2 Vacant Lots in Registered Plans of Subdivision

A number of changes have been made to the base of the vacant lot inventory that has been reported in previous years because of irregularities discovered in the source data. The figures shown in Table 4.2 and 4.3 should be more accurate than comparable figures in previous housing monitoring reports. Therefore, vacant lots figures shown in this report should not be compared to the figures shown in previous reports.

Table 4.2

<u>VACANT LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION</u>					
<u>AS OF DECEMBER 31, 1984</u>					
<u>UNIT MIX</u>	<u>VACANT LOTS IN ALL REGISTERED PLANS**</u>	<u>LOTS IN ALL DRAFT APPROVED PLANS</u>	<u>TOTAL SUPPLY</u>	<u>ANNUAL TARGET</u>	<u>YEARS OF SUPPLY</u>
Single	1,701	2,014	3,715	1,508	2.5
Semi	21	414	435	145	3.0
Row	131	586	717	203	3.5
Apartments*	<u>132</u>	<u>65</u>	<u>197</u>	<u>1,044</u>	<u>0.2</u>
Total	1,985	3,079	5,064	2,900	1.7

Source: Hamilton-Wentworth Planning and Development Department.

* Note - Only includes lands available in plans of subdivision.
Sufficient other lands exist elsewhere.

**Note - As of June 1985

As of December 31 1984, there was a total of 1,985 vacant lots within registered plans of subdivision, of which 86% were for singles and semis. As shown in Table 4.3, the majority of lots are developed within five years of registration.

TABLE 4.3

LOTS PRESENTLY VACANT BY DWELLING TYPE IN PLANS OF
SUBDIVISION BY YEAR OF REGISTRATION - HAMILTON-WENTWORTH REGION

<u>HOUSING MIX</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>TOTAL</u>
SINGLE	20	29	119	14	56	202	169	91	288	646	1,634
SEMI	2	0	3	0	0	0	0	0	16	0	21
ROW	0	0	0	75	0	24	32	0	0	0	131
APARTMENTS	0	0	0	0	0	132	0	0	0	0	132
TOTAL	22	29	122	89	56	358	201	91	304	646	1,918
TOTAL REGISTERED IN YEAR	2,435	1,947	1,527	903	759	1,039	929	292	895	1,220	11,946
% VACANT	3%	1%	8%	10%	7%	34%	22%	31%	34%	53%	16%

Source: Hamilton-Wentworth Planning and Development Department.

4.3 Severances

During 1984, there were 307 lots created through severances. Table A.17 in the Appendix shows the historical number of severances by area municipality. There has been a trend of increases in the number of severances granted since 1980.

4.4 Conclusions - Residential Lot Inventory

As of June 31, 1984, there is a potential for 5,064 units available for single family, semi-detached and row homes, and apartments in the Region in vacant registered and draft approved plans of subdivision. In light of the established housing targets, this is a 1.7 year supply of lots (units). There is approximately a three year supply of lots available for units other than apartments.

Based on the average number of dwelling unit completions over the last five years (1,528), there is a three year supply of lots available.

5.0 HOUSING COSTS

The cost of private home ownership is dependent upon both housing prices and mortgage interest rates.

5.1 House Prices

Table 5.1 and 5.2 compare the prices of homes in Hamilton-Wentworth with other Ontario municipalities. The average market value of two sample houses are used as examples.

House 1 is a typical three bedroom, brick bungalow, of 1,200 square feet and is located on a 5,500 square foot serviced lot. House 1 rose \$5,000 (7.7%) from 1983 to 1984, more than the average price of the sampled municipalities during the same period.

Table 5.1

COMPARISON OF HOUSING PRICES IN HAMILTON-WENTWORTH AND OTHER REGIONS

REGION OR COUNTY	SAMPLE MUNICIPALITY	1983 HOUSE 1 COST(\$)	RANK	1984 HOUSE 1 COST (\$)	RANK	% INCREASE (DECREASE) 1983 - 1984
HAMILTON-WENTWORTH	HAMILTON	65,000	8	70,000	8	7.7%
HALTON	BURLINGTON	81,000	4	83,000	4	2.5%
WELLINGTON	GUELPH	70,000	7	75,000	6	7.1%
WATERLOO	KITCHENER	71,400	5	77,000	5	7.8%
MIDDLESEX	LONDON	70,500	6	73,500	7	4.3%
PEEL	MISSISSAUGA	97,000	3	99,400	3	2.5%
OTTAWA-CARLETON	OTTAWA (AVG.)	98,900	2	104,250	2	5.4%
NIAGARA	ST. CATHARINES	60,000	9	63,000	9	5.0%
<u>TORONTO</u>	<u>(CENTRAL)</u>	<u>115,000</u>	<u>1</u>	<u>118,000</u>	<u>1</u>	<u>2.6%</u>
AVERAGE		80,978		84,794		4.7%

SOURCE: Royal Trust, Survey of House Prices, January 1983 & 1984

House 2 is a typical four bedroom, two-story, brick building of 2,000 square feet, on a 6,500 square foot serviced lot. House 2 rose \$7,500 (7.2%) from 1983 to 1984. The average price of the sampled municipalities rose by 5.4% during this same period.

Table 5.2

COMPARISON OF HOUSING PRICES IN HAMILTON-WENTWORTH AND OTHER REGIONS						
REGION OR COUNTY	SAMPLE MUNICIPALITY	1983 HOUSE 2 COST (\$)	RANK	1984 HOUSE 2 COST (\$)	RANK	% INCREASE (DECREASE) 1983 - 1984
HAMILTON-WENTWORTH	HAMILTON	104,500	6	112,000	6	7.2%
HALTON	BURLINGTON	132,000	3	130,000	3	(-1.5%)
WELLINGTON	GUELPH	110,000	5	118,000	5	7.3%
WATERLOO	KITCHENER	93,600	9	105,000	8	12.2%
MIDDLESEX	LONDON	97,000	7	104,000	9	7.2%
PEEL	MISSISSAUGA	126,000	4	129,000	4	2.4%
OTTAWA-CARLETON	OTTAWA (AVG.)	144,500	2	148,000	2	2.4%
NIAGARA	ST. CATHARINES	95,000	8	110,000	7	15.8%
<u>TORONTO</u>	<u>(CENTRAL)</u>	<u>210,000</u>	<u>1</u>	<u>216,000</u>	<u>1</u>	<u>2.9%</u>
AVERAGE		123,622		130,292		5.4%

Source: Royal Trust, Survey of House Prices, December 1983 & 1984.

In 1984, the Hamilton market experienced strong increases in housing prices. In particular, "lower market" housing has increased significantly. However, Hamilton's ranking in comparison to housing prices in the other municipalities has not changed. Hamilton continues to provide relatively lower cost housing than in other municipalities. Price increases in 1984 can be seen as an adjustment or "catch-up" period as Hamilton has experienced lower than average housing price increases in 1983.

Table 5.3 and 5.4 show the total number of residential housing sales and the average value of the sales in Hamilton-Wentworth in 1984. The highest number of new single family and semi-detached sales were in Stoney Creek. However, Hamilton had the highest number of single family and semi-detached resale housing, as well as the highest sales in the other dwelling type categories. A total of 7,588 residential sales represents a turnover of 4.8% of the total housing inventory. The highest average costs for new and resale single and semi-housing were in Ancaster and Flamborough. Hamilton had the lowest cost housing. The total value of all residential properties sold in Hamilton-Wentworth in 1984 was \$887,900,933.

Table 5.3

TOTAL NUMBER OF RESIDENTIAL HOUSING SALES - 1984

	SINGLES AND SEMIS NEW DWELLINGS	SINGLES AND SEMIS RESALES	SINGLES AND SEMIS TOTAL [*]	ROW CONDONITIUMS [*]	WHOLE APARTMENT BUILDING [*]	APARTMENT CONDONITIUMS [*]	TOTAL ALL SALES [*]
ANCASTER	167	229	404	20	0	0	424
DUNDAS	31	217	256	33	3	18	310
FLAMBOROUGH	99	283	394	6	0	0	400
GLANBROOK	1	107	110	0	0	0	110
HAMILTON	280	3,885	4,701	447	68	102	5,346
STONEY CREEK	319	451	876	25	1	46	998
TOTAL REGION	897	5,172	6,741	531	72	166	7,588

SOURCE: TEELA - Land Registry Office

* NOTE: Contains new dwellings, resales, multiple sales and not true value sales.

Table 5.4

AVERAGE VALUE (IN \$) OF RESIDENTIAL HOUSING SALES - 1984

	SINGLES AND SEMIS NEW DWELLINGS	SINGLES AND SEMIS RESALES	SINGLES AND SEMIS TOTAL*	ROW CONDOMINIUMS*	WHOLE APARTMENT BUILDING*	APARTMENT CONDOMINIUMS*	TOTAL ALL SALES*
AMCASTER	124,763	96,600	107,277	83,300	N.A.	N.A.	106,146
DUNDAS	108,109	79,692	82,047	48,867	N.A.	54,024	87,930
FLAMBOROUGH	119,083	90,458	95,934	N.A.	N.A.	N.A.	94,495
GLANBROOK	97,500	67,907	67,731	N.A.	N.A.	N.A.	67,731
HAMILTON	91,660	52,522	52,354	39,375	442,826	68,493	56,476
STONEY CREEK	90,066	75,681	78,196	41,003	2,137,052	54,033	76,350
TOTAL REGION	100,858	60,027	62,930	41,145	498,864	62,917	65,317

SOURCE: TEELA - Land Registry Office

* NOTE: Contains new dwellings, resales, multiple sales and not true value sales.

5.2 Housing Costs

Mortgage interest rates varied considerably in 1984 with rates ranging from 11.8% to 14.8%. By the end of 1984 interest rates appeared to be stabilizing and finished at 12.5%.* Interest rates in December 1983 were also at 12.5%.

However, higher housing prices in 1984 have increased the home ownership costs. Based on the December 1984 cost, a 15% down payment, a mortgage rate of 12.5%* amortized over 25 years and taxes of \$1,160 a year for house one and \$1,480 for house two, the monthly carrying costs were \$744 for house one and \$1,159 for house two.

This represents an increase of \$74 per month for house one and \$114 per month for house two over the carrying costs in December 1983.

5.3 Conclusions - Housing Costs

Compared to the sampled municipalities, housing prices in Hamilton-Wentworth remain relatively inexpensive. However, price increases for 1984 were higher in Hamilton-Wentworth than in other Ontario municipalities. This has increased the costs of home ownership.

* Source: Canada Mortgage and Housing Corporation - Canadian Housing Statistics, "Mortgage Rates Quoted By Industry Leaders" December 1984.

6.0 HOUSING RENEWAL

The rehabilitation of existing housing offers opportunities to strengthen the quality of the Region's housing stock. This is a cost effective and energy efficient method of providing accommodation. Rehabilitation also offers home owners the opportunity to improve the quality of their own homes.

6.1 Housing Renewal Programs

There are several assistance programs available for home owners who want to upgrade their homes or undertake maintenance required to meet health and safety standards:

- o In the past the majority of funding for housing renewal has come from the Ontario Home Renewal Program (O.H.R.P.) which offers loans and/or grants to homeowners in order to rehabilitate their homes up to the levels specified in the property standards by-law.

In 1983, the province withdrew additional funding from the program. Municipalities can continue to administer the program from funds received from loan repayments made in previous years.

- o In 1984, 221 housing units in the City of Hamilton received funds totalling \$743,750 under the (R.R.A.P.) Federal, Residential Rehabilitation Assistance Program. This is an increase of 2 units over the 1983 figures.
- o The City of Hamilton currently operates the Hamilton Rehabilitation Program (H.R.P.). During 1984, 4 homeowners received loans totalling \$12,451 under the program.
- o A number of other programs providing housing renewal assistance also exist. They include:
 - The Hamilton Handicapped Program in the City of Hamilton, designed to provide loans and grants for the adoption of housing units for the physically disabled. Funding for 14 units totalling \$63,841 was committed under this program in 1984.
 - Various programs under the Building Rehabilitation and Improvement Campaign which provides funds for the rehabilitation and restoration of buildings with historical and/or architectural merit.

- Two demonstration projects made available to only four municipalities in Ontario (including Hamilton), Add-A-Unit is designed to provide funds for the conversion of single family housing into legal duplexes. Conserve-A-Unit provides funds for the rehabilitation of apartment units. In 1984, 2 units received a total of \$59,725 under the Add-A-Unit program in Hamilton. A total of 117 units received loans totalling \$484,413 in Hamilton in 1984 under the Conserve-A-Unit Program.
- The Convert-to-Rent Program is open to all municipalities and offers funds to assist owners to convert non-residential properties into rental residential units. In 1984, 15 units in Hamilton received grants totalling \$105,000 under the Convert-to-Rent program. Applications for assistance are currently under consideration in Dundas.

Table 6.1

O.H.R.P. LOANS BY MUNICIPALITY

<u>MUNICIPALITY</u>	<u>APPROVED LOANS</u>			<u>VALUE</u>		
	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>
ANCASTER	4	2	6	\$ 15,344	\$ 6,460	\$ 23,940
DUNDAS	4	5	N/A	\$ 25,376	\$ 32,563	N/A
FLAMBOROUGH	5	0	0	\$ 30,310	0	0
GLANBROOK	3	1	3	\$ 20,981	\$ 7,500	\$ 10,173
HAMILTON	90	67	42	\$318,262	\$279,706	\$102,053
STONEY CREEK	7	6	11	\$ 33,110	\$ 5,108	\$ 33,834
REGION	113	81	N/A	\$443,390	\$331,337	N/A

Source: Area Municipalities, Clerks' Departments
 N/A: Not available

6.2 Private Housing Renewal Initiatives

Table 6.2 shows the number and value of building permits issued by municipality for housing improvements. It should be noted that many other housing improvements are made that do not require the issuance of a building permit. Improvements reserving assistance under the previously listed renewal assistance programs are also included in Table 6.2.

In 1983, a total of 3,274 permits were issued with a value of \$11,644,485.

BUILDING PERMITS FOR HOUSING RENEWAL - 1984

- PERMITS ISSUED (\$ VALUE)

	<u>Singles</u>		<u>Semis</u>		<u>Row/Apartment</u>		<u>Total</u>
Ancaster	68 (\$ 783,425)	-	-	68 (\$ 783,425)			
Dundas	310 (\$1,247,262)	-	-	310 (\$1,247,262)			
Flamborough	169 (\$1,417,901)	-	-	169 (\$1,417,901)			
Glanbrook	50 (\$ 364,500)	-	-	50 (\$ 364,500)			
Hamilton	3,131 (\$8,035,454)	13 (\$52,308)	59 (\$847,049)	3,203 (\$8,934,811)			
Stoney Creek	136 (\$ 874,360)	-	-	136 (\$ 874,360)			
Total	3,864 (\$12,272,902)	13 (\$52,308)	59 (\$847,049)	3,936 (\$13,622,259)			

Source - Area Municipalities, Building Departments

6.3 Conclusions - Housing Renewal

With the withdrawal of funding from the O.H.R.P., opportunities for housing renewal assistance in the Region have declined. In spite of this, housing improvements have increased nearly 20% over the past year.

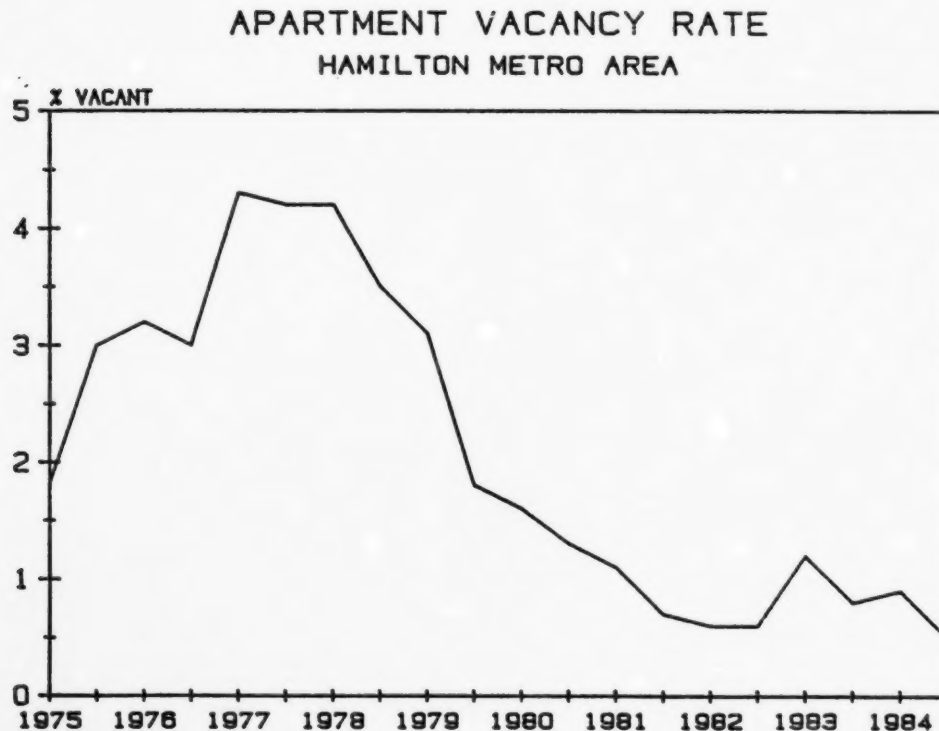
7.0 THE RENTAL HOUSING SECTOR

In 1984, 376 rental apartment units were completed in the Region compared to 150 in 1983. A total of 294 rental row housing units were completed in 1984 compared to 238 in 1983.

7.1 Rental Housing Vacancy Rates

As of October, 1984, the vacancy rate for apartments in buildings with six or more units in the Hamilton Census Metropolitan Area was 0.5%. (Figure 7.1). The rise in apartment vacancy rates in 1983 has not been sustained, and vacancy rates are equal to the lowest level recorded since 1974.

Figure 7.1



Source: Canada Mortgage and Housing Corporation, Apartment Vacancy Surveys, October, and April.

As shown in Page A.19 in the appendix, in October of 1984 vacancy rates in all of the area municipalities were low with vacancy rates of 0.7% or less.

Table 7.1 shows that the vacancy rate, for units in row housing in the Region in October, 1984 was also low (0.3% compared to 0.9% in 1983).

Table 7.1

Vacancy Rates of Townhouses
Hamilton-Wentworth

	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR OR MORE BEDROOM</u>	<u>TOTAL</u>
Oct. 1983	1.2%	0.8%	0.0%	0.9%
Oct. 1984	0.0%	0.3%	0.0%	0.3%

Source: Canada Mortgage and Housing Corporation.

7.2 Cost of Rental Accommodation

Table 7.2 shows the average rent paid for various apartment units in Hamilton-Wentworth. The rental increases in 1984 for one and two bedroom units were higher than the rate increase permitted by rent control legislation (6%).

The rent increases for one and two unit types were above the 4.4% rate of the change in the consumer price index during 1984, as well as above the 3.7% rise in the housing component of the C.P.I. However, they were lower than the 5.0% increase in the rental accommodation component of the C.P.I.

Table 7.2

AVERAGE APARTMENT RENTS

HAMILTON-WENTWORTH*

<u>APARTMENT TYPE</u>	<u>Oct. 1982</u>	<u>Oct. 1983</u>	<u>% INCREASE</u>	<u>Oct. 1984</u>	<u>% INCREASE**</u>
Bachelor	\$205	\$226	11.2	\$235	3.8
One Bedroom	\$261	\$275	3.7	\$296	7.6
Two Bedrooms	\$315	\$335	6.2	\$358	6.9
Three or More Bedrooms	\$386	\$410	5.5	\$425	3.7

*Includes Grimsby

Source: Canada Mortgage and Housing Corporation,
Rental Apartment Vacancy Surveys, (October)

Table 7.3

AVERAGE RENTS FOR TWO BEDROOM APARTMENTS (\$)

<u>MUNICIPALITY</u>	<u>OCT. 1982</u>	<u>OCT. 1983</u>	<u>% INCREASE</u>	<u>OCT. 1984</u>	<u>% INCREASE</u>
Ancaster) Flamborough) Glanbrook)	310	332	7.1	352	6.0
Dundas	362	394	8.8	425	7.9
Hamilton	314	332	5.7	356	7.2
Stoney Creek	290	309	6.6	327	5.8

Source: Canada Mortgage and Housing Corporation

Table 7.3 shows rental rates for two bedroom apartments by municipality. The table shows that two bedroom units in Dundas have continued to be the most expensive in the Region and that Dundas has also experienced the largest increase in rental rates.

Table 7.4 compares the rental costs of a two bedroom apartment in Hamilton-Wentworth with other Ontario Municipalities. The table clearly shows that rental accommodation in Hamilton is less expensive than in other major urban centres in Ontario.

Table 7.4

COMPARISON OF AVERAGE RENTS FOR TWO BEDROOM APARTMENTS
IN HAMILTON-WENTWORTH AND OTHER REGIONS

<u>REGION OR COUNTY</u>	<u>SAMPLE MUNICIPALITY</u>	<u>AVERAGE RENT</u>	<u>RANK</u>	<u>VACANCY RATE</u>
HAMILTON-WENTWORTH	HAMILTON	\$356	9	0.7%
HALTON	BURLINGTON	\$423	4	0.1%
WELLINGTON	GUELPH	\$398	5	0.2%
WATERLOO	KITCHENER	\$368	8	0.3%
MIDDLESEX	LONDON	\$395	6	1.0%
PEEL	MISSISSAUGA	\$503	2	1.7%
OTTAWA-CARLETON	OTTAWA	\$475	3	0.3%
NIAGARA	ST. CATHARINES	\$376	7	0.8%
METRO TORONTO	TORONTO	\$531	1	0.6%
AVERAGE		\$425		1.9%

Source: Canada Mortgage and Housing Corporation, October 1984.

Table 7.5 shows the average rent for row house units in the Region in October 1984. The rental cost of row housing is relatively low. This may be due to the large inventory of assisted row units.

The increase in rental costs of two and four bedroom townhouses since October 1983 were fairly high at 10.6% and 6.5% respectively. However, the majority (66%) of the townhouse units available are three bedroom units which experienced a low average rate change of 2.5%.

Table 7.5

	<u>Average Rents of Townhouses</u> <u>Hamilton-Wentworth</u>		
	<u>TWO</u> <u>BEDROOM</u>	<u>THREE</u> <u>BEDROOM</u>	<u>FOUR OR MORE</u> <u>BEDROOMS</u>
Oct. 1983	\$ 350	\$ 447	\$ 505
Oct. 1984	\$ 387	\$ 458	\$ 538
% Change	10.6%	2.5%	6.5%

Source: Canada Mortgage and Housing Corporation

7.3 Condominium Conversions

On September 6, 1983, Regional Council adopted Amendment No. 6 to the Official Plan of the Hamilton-Wentworth Planning Area. The amendment added the following policies to the Regional Official Plan:

Policy 8.14

"To consider the conversion of rental housing in projects with six or more units to condominium or equity cooperative tenure as premature and not in the public interest unless the rental vacancy rate in the Area Municipality in which the conversion is proposed exceed 2%. Further, no conversion will be allowed which will lower the vacancy rate below 2%".

Policy 8.15

"To encourage Area Municipalities to establish appropriate guidelines to evaluate condominium and equity cooperative conversions once the vacancy rate exceeds 2%".

The vacancy rate for projects with six or more units in October 1984, by municipality is shown in Page A.19 in the Appendix. As of October, the apartment vacancy rate in all of the Area Municipalities was less than 2%. The vacancy rate for rental row housing in October 1984, by municipality is shown in Page A.19 in the Appendix. As of October, the row housing vacancy rate in all of the Area Municipalities was also less than 2%.

7.4 Conclusions - The Rental Housing Sector

Vacancy rates for rental housing have remained low. At the same time, rental rates for apartment units have increased at a higher rate than the general rate of inflation. This indicates that there is likely a demand for additional rental housing. However, at the present time, it appears that rent review regulations and the high cost of land make the construction of new apartment buildings uneconomical.

There is little the Region can do to encourage new apartment construction; a more than adequate supply of sites for new rental buildings already exists in the Region.

Although rental rates continue to rise, rates in the Region remain relatively inexpensive, particularly when compared to other municipalities in the Province, and the costs of home ownership (Section 5.0).

At the present time, no conversions of rental housing to condominium projects with six or more units will be considered in any of the Area Municipalities in the Region.

8.0 ASSISTED HOUSING

The field of assisted housing is complicated due to the variety of agencies and programs involved. All levels of government, as well as a number of private agencies, play a role in the provision of assisted housing.

8.1 Inventory of Existing Stock

Table 8.1 shows the number of subsidized housing units provided and administered through a number of existing programs.

The figures in this table include "low market rent" units in the figures listed for the "private non-profit" and "limited dividend" programs. "Low market rent" units are units in which the rent is set at the lower end of rents typically received by similar private open market units in similar areas. These units are available to "moderate" income families. Approximately 15% of the limited dividend units, 75% of the senior private non-profit units, and 85% of the family private non-profit units are low market rent units. The remainder of the units are rent geared-to income. These are units targeted for "low" income families and rents are set at 25% of the gross family income.

In 1984, there was a net increase of 255 units to the inventory, compared to an increase of 356 units in 1983. Of the 263 units in projects that received funding commitments from Canada Mortgage and Housing Corporation in 1984; 46 were cooperative units for families, 2 were cooperative units for the handicapped, 29 were non-profit units for seniors, 179 were non-profit units for families and 7 were non-profit units for the handicapped. These new projects will contain both rent geared-to-income and market rent units.

The number of rent geared-to-income units in private non-profit housing projects vary considerably. In addition, since tenant selection is the responsibility of the group sponsoring the project, the rent geared-to income units that are provided may not be assigned to those with the greatest need.

Under the Rent Supplement Program, private landlords are subsidized by the Federal and Provincial Governments to make available rental accommodation to low income families and seniors on a rent geared-to-income basis. Up to 25%

Table 8.1

1984 INVENTORY OF SUBSIDIZED UNITS*

HAMILTON-WENTWORTH

AS OF DECEMBER 31, 1984

<u>PROGRAM</u>	<u>FAMILIES</u>	<u>SENIORS</u>	<u>HANDICAPPED</u>	<u>TOTAL</u>
Ontario Housing Corporation	2,002	3,142	21	5,165
Rent Supplement	299	88	3	390
Private Non-Profit	1,520	1,311	96	2,927
Limited Dividend	1,283	0	0	1,283
Co-operative	693	0	17	710
Municipal Non-Profit	<u>0</u>	<u>59</u>	<u>2</u>	<u>61</u>
TOTAL	5,797	4,600	139	10,536

*Note: Includes units for which funding has been committed in 1984. Individual figures may not add to totals shown since 50 units are funded under more than one program.

Source: Ontario Housing Corporation, Hamilton-Wentworth Housing Authority, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing

of the units in a project may be designated as Rent Supplement Units. Under the program, the landlord requests funding from the Ministry of Housing for rent supplement units. The landlord will be paid the difference between the reduced rent and the full rent by the Province.

In the mid-seventies, when the vacancy rate was high, landlords used this program to fill their buildings. Now that the vacancy rate is low, landlords can fill their buildings without any problems and are opting out of the program. There are few new buildings where landlords would find it desirable to participate in the program.

In 1984, 28 rent supplement units were withdrawn from the rent supplement program. This was offset by the addition of 15 units to the inventory for a net loss of 13 units. In the next several years, a number of units currently available under the rent supplement program, will be lost as they are reverted back to the private market.

This loss of rent supplement units is serious since all rent supplement units are rent-geared-to-income and are drawn from the housing authority's waiting lists which are ranked on the basis of need.

Maps showing the number of family, senior and handicapped housing units by the Planning Divisions in Hamilton-Wentworth are provided in Pages A.24 to A.26 in the Appendix.

The maps show that a large number of assisted family units are concentrated in the east end of Hamilton. Assisted senior and handicapped units are concentrated in central lower Hamilton.

8.2 Municipal Non-Profit Housing Programs

Four of the area municipalities in Hamilton-Wentworth (Dundas, Glanbrook, Hamilton and Stoney Creek) have established municipal non-profit housing corporations. As of the end of 1984 Glanbrook and Stoney Creek were operating non-profit housing units for seniors. The other municipalities have secured commitments for the funding of units from C.M.H.C. in 1984 or early 1985. Dundas's corporation will operate senior units while Hamilton's will operate family units.

8.3 Need for Assisted Housing

As shown in Table 8.2, as of December, 1984, there was a total of 690 names on the Hamilton-Wentworth Housing Authority's waiting list for households requesting assisted housing. This is a decline of 21% over 1983 figures. The number of seniors on the waiting list has substantially declined since 1982.

Table 8.2

APPLICANTS ON WAITING LISTS FOR ASSISTED HOUSING

	<u>DECEMBER 1982</u>	<u>DECEMBER 1983</u>	<u>DECEMBER 1984</u>
Seniors	140	73	58
Families	720	721	539
Handicapped	<u>109</u>	<u>82</u>	<u>93</u>
TOTAL	969	876	690

Source: Hamilton-Wentworth Housing Authority

Note: H.W.H.A. "handicapped" classification containing both physical and mentally handicapped.

The number of families on the waiting list has also declined, although there is still a substantial (539) number on the list. (The waiting list for the area municipalities is shown on Page A.28 in the Appendix).

Although the Housing Authority waiting lists are not accurate indicators of need, they do reflect the magnitude of the need for housing assistance.

8.4 Regional Shelter Assistance

In addition to the assisted housing programs, other programs exist to provide funds for shelter assistance. In December 1984, some 4,263 Shelter Shortfall and Shelter Subsidy cheques totalling \$284,218 were issued to recipients of General Welfare Allowance by the Regional Department of Social Services. This is an increase of 419 cheques since December, 1983. The Shelter Subsidy Program provides funds up to a maximum of \$155 per family, depending on household make-up, rents and heating costs. This sum is subsidized 20% by the Region.

In addition, the Supplementary Shelter Allowance program provides housing funds to recipients of Family Benefit Allowances. The program is administered by the Provincial Ministry of Community and Social Services. The shelter allowances are part of the F.B.A. cheques and vary according to household characteristics, rents paid and heating costs.

8.5 Conclusions - Assisted Housing

It appears that the demand for senior units has been largely met and that the provision of assisted family units must be a priority.

The number of households potentially in need of assistance in the Region is substantial. Although waiting lists have decreased, there are still a large number of families on the Housing Authority's waiting list. The results of the City of Hamilton's housing needs survey indicates a significant demand for assisted units.

The anticipated loss of rent supplement units will likely reduce the supply of rent-geared-to-income assisted housing units in the Region.

APPENDICES

Page A.1	Population History by Municipality, 1977-1982
Page A.2	Population History by Age Cohort, Hamilton-Wentworth Region, 1977-1982
Page A.3	Regional Population Growth Rate, 1970-1982 1982 Actual and Projected Populations
Page A.4	Annual Rate of Natural Increase, 1973-1982 Annual Rate of Net Migration, 1973-1982
Page A.5	Age Distribution of Regional Population, 1982 Change in Regional Population by Age Category, 1976-1981
Page A.6	Change in Regional Population by Planning Division, 1977-1982
Page A.7	Persons per Occupied Dwelling Unit, 1975-1982 Number of Households by size, 1981
Page A.8	Persons per Occupied Dwelling by Municipality, 1976-1982
Page A.9	Dwelling Unit Completions, 1984
Page A.10	Annual Dwelling Unit Completions, 1976-1984
Page A.11	Dwelling Unit Building Permits, 1984
Page A.12	Dwelling Unit Demolition Permits, 1984
Page A.13	Net Building Activity, 1984
Page A.14	Construction Activity, 1984
Page A.15	Residential Lots and Units in Blocks in Registered Plans of Subdivision, 1984
Page A.16	Vacant Lots and Units in Blocks in Registered Plans of Subdivision, 1984
Page A.17	Residential Lots and Units in Blocks in Plans of Subdivision Draft Approved and Under Consideration by Municipality, 1984
Page A.18	Residential Lots Created by Land Severance, 1979-1984
Page A.19	Apartment Vacancy Rate by Municipality, 1984
Page A.20	Row Housing Vacancy Rate by Municipality, 1984
Page A.21	Condominium Activity - New Units, 1984

Page A.22	Condominium Activity - Conversions, 1984
Page A.23	Inventory of Assisted Housing Units, 1984
Page A.24	Family Units By Planning Division, 1984
Page A.25	Senior Units By Planning Division, 1984
Page A.26	Handicapped Units By Planning Division, 1984
Page A.27	Commitments for Funding of Assisted Housing, 1984
Page A.28	Applicantants on the Hamilton-Wentworth Housing Authority Waiting List, 1984

POPULATION HISTORY BY MUNICIPALITY

<u>MUNICIPALITY</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
ANCASTER	14,126	14,111	14,190	14,361	14,780
DUNDAS	19,281	19,096	19,194	19,507	19,689
FLAMBOROUGH	23,853	23,885	23,975	24,184	24,610
GLANBROOK	10,034	9,924	9,910	9,721	9,549
HAMILTON*	313,529	309,010	308,457	306,853	308,402
STONEY CREEK	32,200	32,922	34,610	35,877	37,613
REGION*	413,023	408,948	410,336	410,503	414,643

Source: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development, Regional Planning Division, December figures.

*Figures for Hamilton and the Region have been adjusted to correct a miscount of the student population which has occurred in past years.

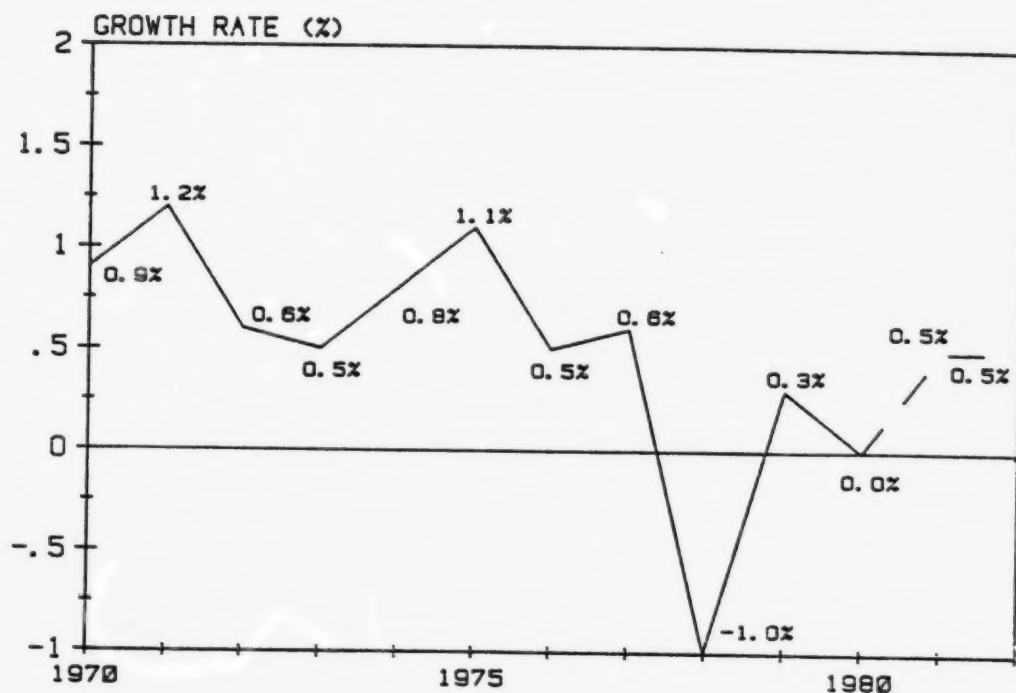
POPULATION HISTORY BY AGE COHORT
HAMILTON-WENTWORTH REGION

<u>AGE GROUP</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
Under 15	90,701	86,710	83,707	81,715	79,615
15 - 24	78,173	76,877	75,986	76,169	75,218
25 - 34	60,755	60,755	61,764	63,056	63,938
35 - 44	44,624	44,699	44,923	45,152	48,611
45 - 54	48,873	47,806	46,642	45,521	43,712
55 - 64	38,096	39,057	39,956	41,125	43,419
65+	40,669	41,365	43,050	43,877	45,228
SUB TOTAL	401,891	397,269	396,028	396,615	399,741
AGE UNKNOWN	11,132	11,678	14,308	13,888	14,902
TOTAL	413,023	408,947	410,336	410,503	414,643

Source: Wentworth Regional Assessment, Ministry of Revenue, as
adjusted by the Hamilton-Wentworth Planning and Development
Department, Regional Planning Division, December figures.

TABLE A.3

REGIONAL POPULATION GROWTH RATE



SOURCE: 1970-1974 SEPT. AMMENDED ASSESSMENT. 1977-1980 DEC. AMMENDED ASSESSMENT.
 NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED.

1982 ACTUAL AND PROJECTED POPULATIONS

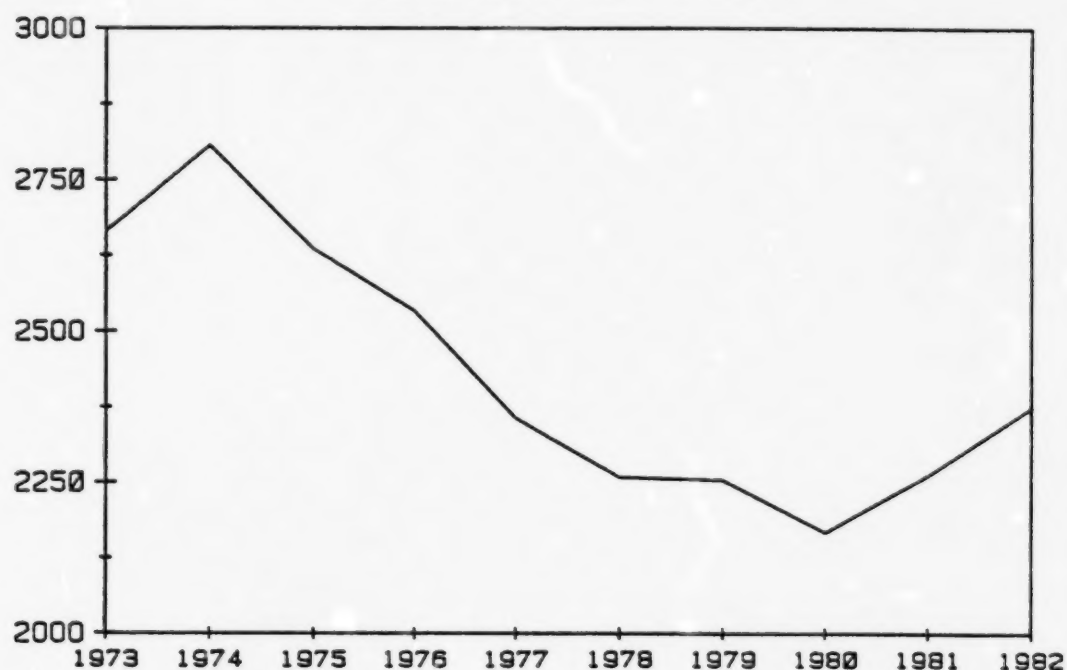
BY MUNICIPALITY

<u>Municipality</u>	<u>1982 Actual Population</u>	<u>1982 Projected Population</u>	<u>2001 Projected Population</u>
Ancaster	14,780	16,500	32,000
Dundas	19,689	19,500	20,000
Flamborough	24,610	25,000	29,500
Glanbrook	9,549	10,000	9,000
Hamilton	308,402	310,000	302,000
Stoney Creek	37,613	37,500	53,000
TOTAL REGION	414,643	418,000	445,000

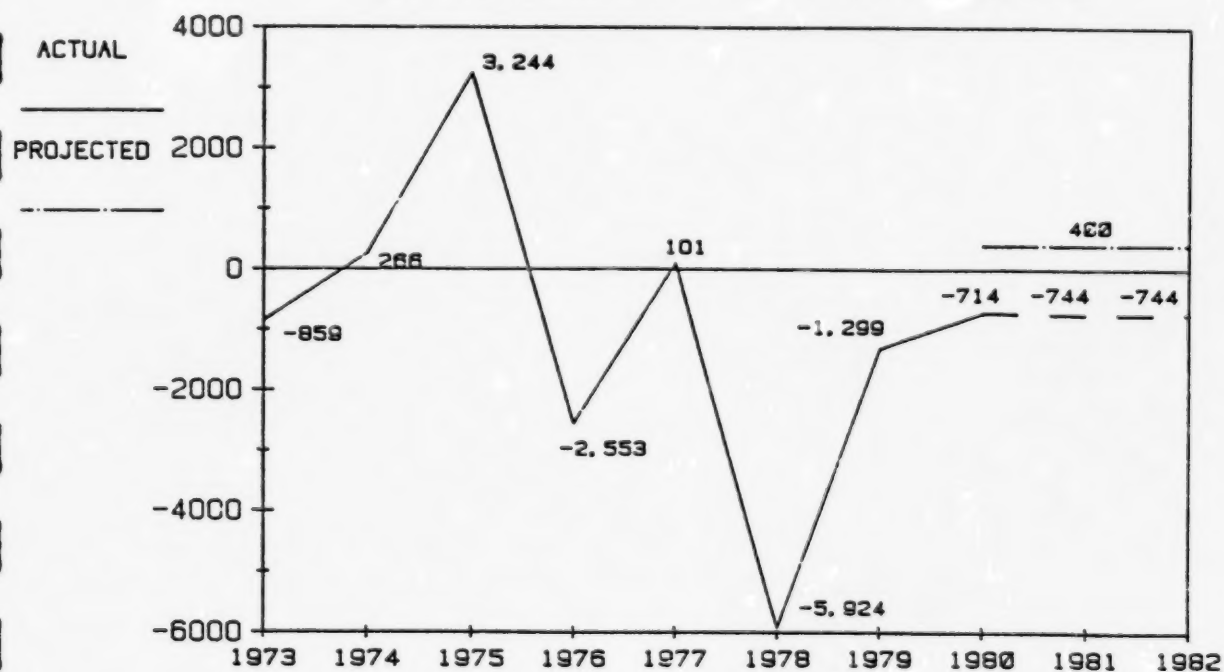
Source: Assessment and Regional Planning and Development Department

TABLE A.4

ANNUAL RATE OF NATURAL INCREASE - HAM. -WENT.
SOURCE: REGISTRAR GENERAL

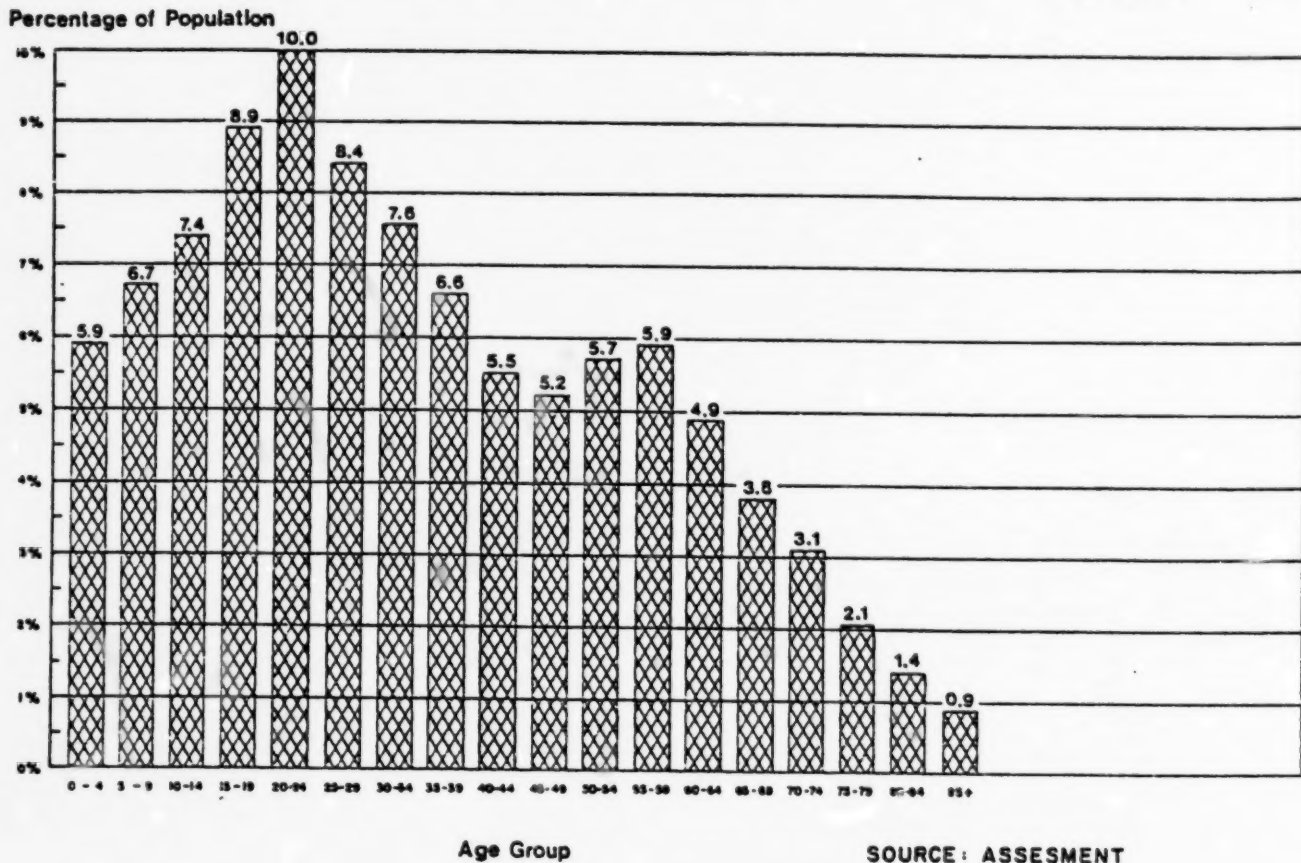


NET MIGRATION - HAMILTON-WENTWORTH 1973-1982
SOURCE: ASSESSMENT AND REGISTRAR GENERAL



NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED AND ESTIMATED.

TABLE A.5
Age Distribution of Regional
Population - 1982



Change in Regional Population From 1976 - 1981
by Age Category

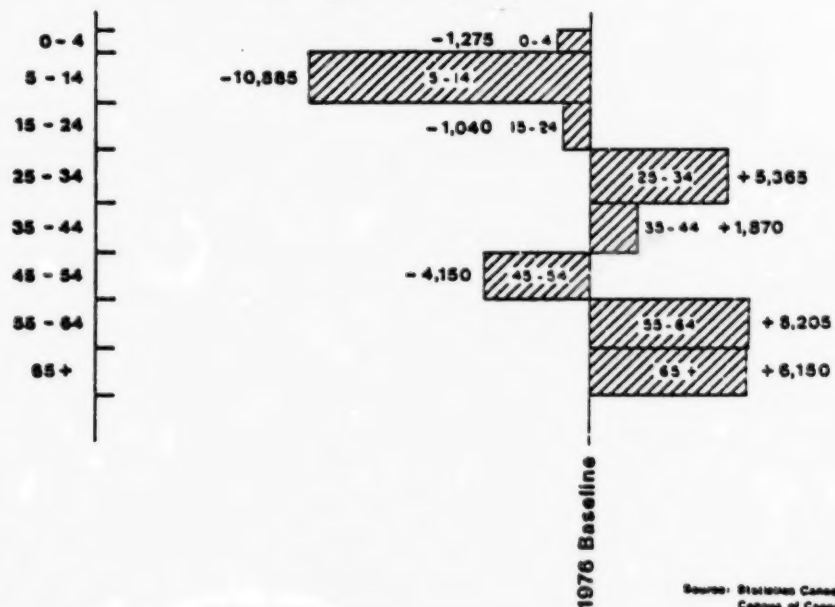


TABLE A.6

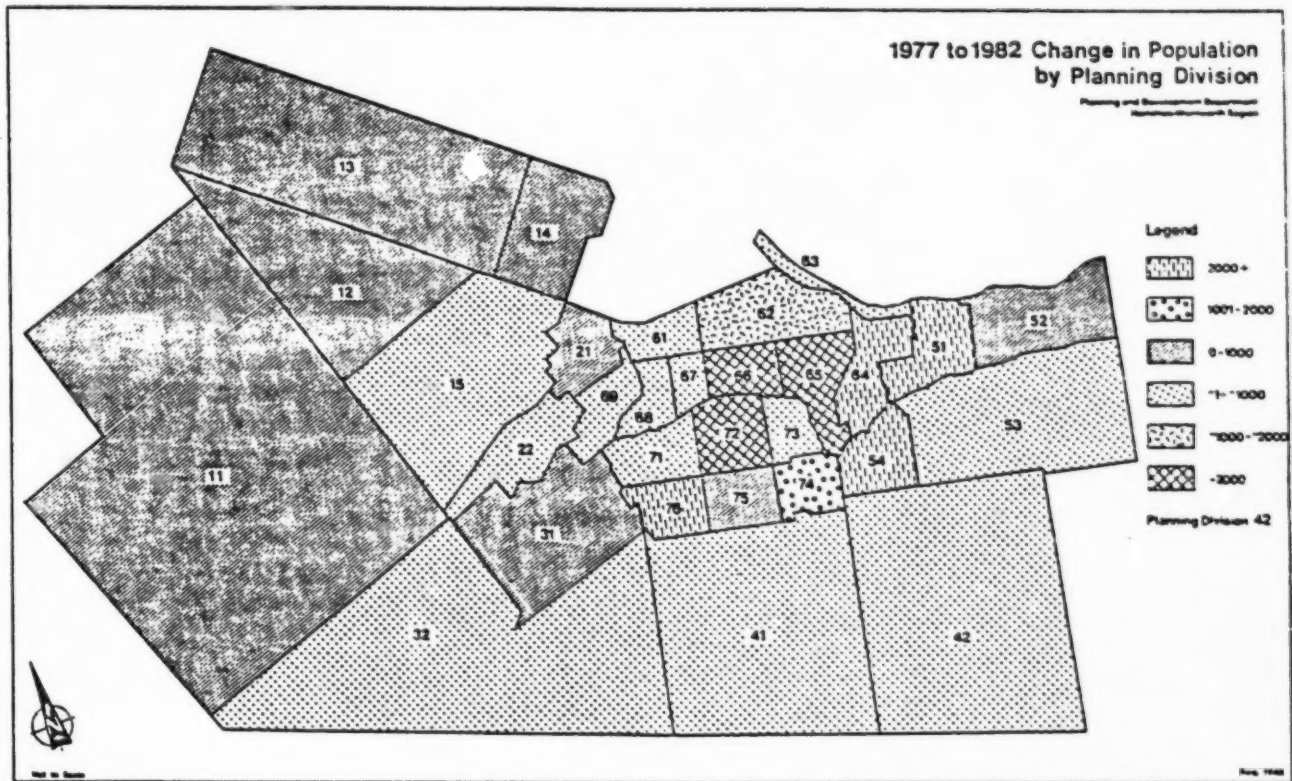
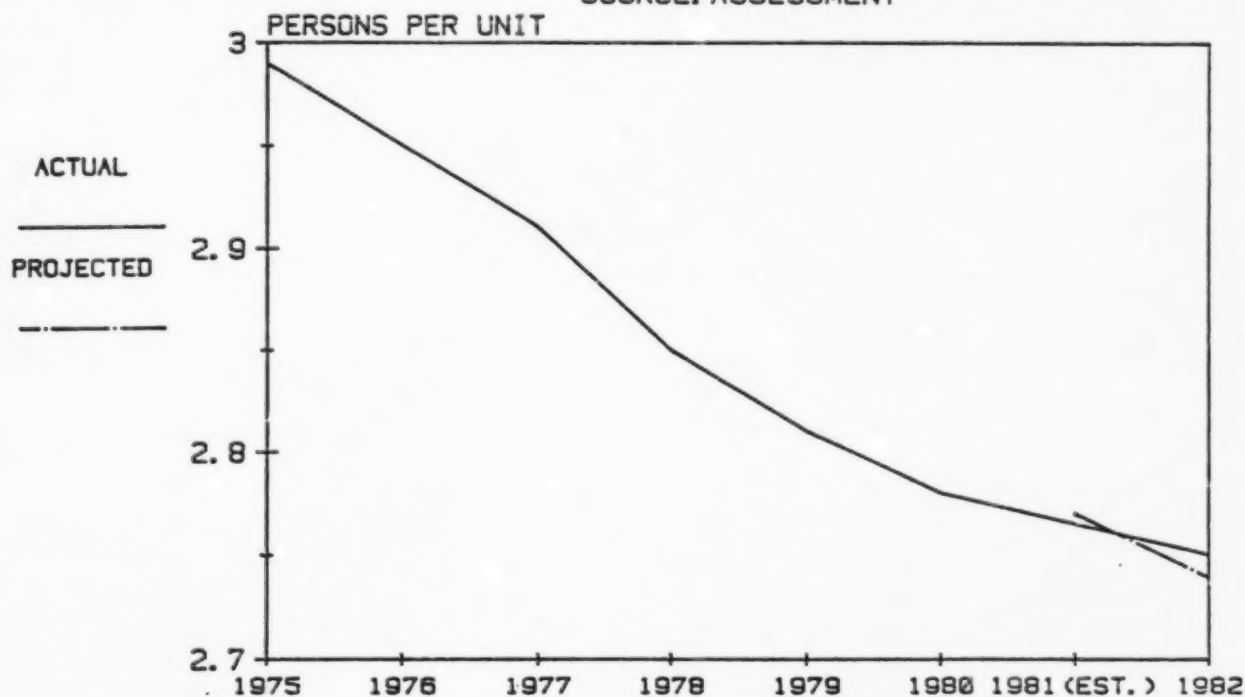
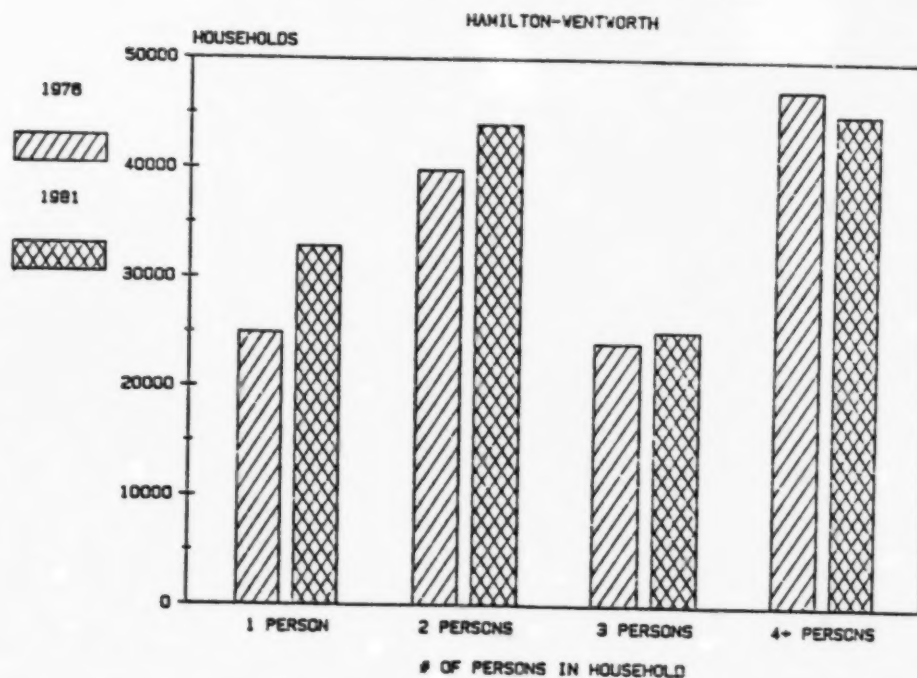


TABLE A.7
PERSONS PER OCCUPIED DWELLING UNIT - REGION
SOURCE: ASSESSMENT



NUMBER OF HOUSEHOLDS BY SIZE



PERSONS PER OCCUPIED DWELLING UNIT

<u>MUNICIPALITY</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
ANCASTER	3.5	3.4	3.3	3.2	3.2	3.2
DUNDAS	3.2	3.1	3.0	3.0	2.9	2.9
FLAMBOROUGH	3.4	3.4	3.3	3.3	3.2	3.2
GLANBROOK	3.6	3.5	3.5	3.4	3.3	3.3
HAMILTON	2.9	2.8	2.8	2.7	2.7	2.6
STONEY CREEK	3.2	3.2	3.1	3.1	3.1	3.1
TOTAL REGION	3.0	2.9	2.9	2.8	2.8	2.8

Source: Census Enumeration, Wentworth Regional Assessment,
Ministry of Revenue

DWELLING UNIT COMPLETIONS
JANUARY 1 to DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>SINGLES</u>	<u>SEMIS</u>	<u>ROW</u>	<u>APARTMENTS</u>	<u>TOTAL</u>
ANCASTER	233	0	29	0	262
DUNDAS	53	0	0	0	53
FLAMBOROUGH	166	0	0	30	196
GLANDROOK	18	0	0	31	49
HAMILTON	408	12	130	362	912
STONEY CREEK	463	0	175	0	638
REGION	1341	12	334	423	2,110

Source: Canada Mortgage and Housing Corporation

BUILDING ACTIVITY - ANNUAL COMPLETIONS

HAMILTON-WENTWORTH REGION

<u>UNIT MIX</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>
Single Family	940	1,196	907	950	807	996	673	1,332	1,341
Semi detached	254	301	418	280	156	161	15	46	12
Row	1,185	790	360	55	52	168	326	249	334
Apartments	2,656	1,879	1,102	187	200	0	162	188	423
TOTAL	5,035	4,166	2,787	1,472	1,215	1,325	1,176	1,815	2,110

Source: Canada Mortgage and Housing Corporation

DWELLING UNIT BUILDING PERMITSJANUARY 1 to DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>SINGLES</u>	<u>SEMIS</u>	<u>ROW</u>	<u>APARTMENTS</u>	<u>TOTAL</u>
ANCASTER	221	0	0	54	275
DUNDAS	46	0	0	0	46
FLAMBOROUGH	174	2	0	30	206
GLANBROOK	18	0	0	0	18
HAMILTON	457	8	166	66	697
STONEY CREEK	317	152	0	36	505
REGION	1,233	162	166	186	1,747

Source: Canada Mortgage and Housing Corporation

DWELLING UNIT DEMOLITION PERMITS

JANUARY 1 to DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>SINGLES</u>	<u>SEMIS</u>	<u>ROWS AND APARTMENTS</u>	<u>TOTAL</u>
ANCASTER	3	0	0	3
DUNDAS	0	0	0	0
FLAMBOROUGH	8	0	0	8
GLANBROOK	3	0	0	3
HAMILTON	74	3	1	78
STONEY CREEK	16	0	0	16
REGION	104	3	1	108

SOURCE: Local Building Departments

NET BUILDING ACTIVITY *

JANUARY 1 to DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>SINGLES</u>	<u>SEMIS</u>	<u>ROW</u>	<u>APARTMENTS</u>	<u>TOTAL</u>
ANCASTER	230	0	29	0	259
DUNDAS	53	0	0	0	53
FLAMBOROUGH	158	0	0	30	188
GLANBROOK	15	0	0	0	15
HAMILTON	334	9	130	361	834
STONEY CREEK	447	0	175	0	622
REGION	1,237	9	334	391	1,974

Source: Canada Mortgage and Housing Corporation

* Net Building Activity = Completions - Demolitions.

CONSTRUCTION ACTIVITY - STARTS AND UNDER CONSTRUCTION

MUNICIPALITY	STARTS January 1 to December 31, 1984				UNDER CONSTRUCTION (As of December 31, 1984)					
	Single	Semi	Row	Apt.	TOTAL	Single	Semi	Row	Apt.	TOTAL
ANCASTER	219	0	0	54	273	50	0	0	54	104
DUNDAS	46	0	0	0	46	23	0	0	0	23
FLAMBOROUGH	166	0	0	30	196	45	0	0	30	75
GLAINBROOK	16	0	0	0	16	6	0	0	0	6
HAMILTON	414	10	141	86	651	106	2	122	174	404
STONEY CREEK	462	0	0	30	492	101	0	0	30	131
REGION	1,323	10	141	200	1,674	331	2	122	288	743
% OF TOTAL	69	9	141	8	100	41	6	24	29	100

SOURCE: Canada Mortgage and Housing Corporation.

RESIDENTIAL LOTS AND UNITS IN BLOCKS
IN REGISTERED PLANS OF SUBDIVISION

Registered during January 1 to December 31, 1984

<u>MUNICIPALITY</u>	<u>SINGLE FAMILY</u>	<u>SEMI DETACHED</u>	<u>ROW</u>	<u>APARTMENT</u>	<u>TOTAL</u>	<u>%</u>
ANCASTER	71	0	0	0	71	7.8%
DUNDAS	22	0	0	0	22	2.4%
FLAMBOROUGH	69	0	0	0	69	7.6%
GLANBROOK	0	0	0	0	0	0
HAMILTON	388	0	0	0	388	42.5%
STONEY CREEK	271	68	24	0	363	39.8%
REGION	821	68	24	0	913	100%

Source: Hamilton-Wentworth Planning and Development Department,
Development Division

VACANT LOTS AND UNITS IN BLOCKS
IN REGISTERED PLANS OF SUBDIVISION

June, 1985

<u>MUNICIPALITY</u>	<u>SINGLES</u>	<u>SEMS</u>	<u>ROW</u>	<u>APARTMENTS</u>	<u>TOTAL</u>
Ancaster	385	0	0	0	385
Dundas	82	0	0	0	82
Flamborough	210	10	0	0	220
Glanbrook	0	0	0	0	0
Hamilton	413	5	24	132	574
Stoney Creek	611	6	107	0	724
REGION	1,701	21	131	132	1,985

Source: Hamilton-Wentworth Planning and Development Department

RESIDENTIAL LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION
DRAFT APPROVED AND UNDER CONSIDERATION BY MUNICIPALITY

AS OF DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>DRAFT APPROVED</u>			<u>TOTAL</u>	<u>Single</u>	<u>Semi</u>	<u>UNDER CONSIDERATION</u>			<u>Total</u>
	<u>Row</u>	<u>Apt.</u>	<u>Row</u>				<u>Semi</u>	<u>Row</u>	<u>Apt.</u>	
Ancaster	299	40	286	0	625	437	0	12	0	449
Dundas	241	0	40	0	281	52	0	0	0	52
Flamborough	549	72	60	0	681	486	438	0	367	1,291
Glanbrook	0	0	0	0	0	0	0	0	0	0
Hamilton	578	160	6	65	809	1,365	388	55	148	1,956
Stoney Creek	337	142	194	0	673	284	190	88	0	562
REGION	2,014	414	586	65	3,079	2,624	1,016	155	515	4,310

Source: Hamilton-Wentworth Planning and Development Department
Development Division

RESIDENTIAL LOTS CREATED BY LAND SEVERANCE

<u>MUNICIPALITY</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>
ANCASTER	16	6	30	37	38	30
DUNDAS	18	10	18	16	13	17
FLAMBOROUGH	34	20	24	52	32	50
GLANBROOK	5	2	10	9	20	24
HAMILTON	70	40	34	102	92	144
STONEY CREEK	23	18	28	52	60	44
REGIONAL TOTAL	166	96	144	268	263	307

Source: Land Division Committee

1984 APARTMENT VACANCY RATES BY MUNICIPALITY (PER CENT)

<u>MUNICIPALITY</u>	<u>BACHELOR</u>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3+ BEDROOM</u>	<u>TOTAL</u>
ANCASTER) GLANBROOK } * FLAMBOROUGH }	0.0	0.0	0.0	0.0	0.0
DUNDAS	0.0	0.3	0.9	0.0	0.6
HAMILTON	1.0	0.4	0.8	1.2	0.7
STONEY CREEK	0.0	0.0	0.0	0.0	0.0
HAMILTON CMA	0.9	0.4	0.6	0.8	0.5

SOURCE: Canada Mortgage and Housing Corporation,
Rental Apartment Vacancy Survey, October, 1984

* Includes Grimsby

Vacancy Rates in Row Housing Structures

October, 1984

<u>Municipality</u>	<u>Number of Bedrooms</u>				
	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four+</u>	<u>Total</u>
Ancaster)					
Dundas)					
Flamborough)	-	0.0	0.0	0.0	0.0
Glanbrook)					
Stoney Creek)					
Hamilton	-	0.0	0.4	0.0	0.3
Region	-	0.0	0.3	0.0	0.3

CONDOMINIUM - NEW UNITS

As of December 31, 1984

<u>REGISTERED DURING JAN. 1 TO DEC. 31</u>					<u>DRAFT APPROVAL STATUS</u>					<u>UNDER CONSIDERATION</u>				
<u>MUNICIPALITY</u>	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>SINGLE AND SEMI</u>	<u>TOTAL</u>
Ancaster	-	40	-	40	-	-	-	-	-	-	54	54	-	-
Dundas	-	-	38	38	-	-	-	-	-	-	-	-	-	-
Flamborough	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hamilton	-	-	12	12	6	34	21	61	-	26	26	52	-	-
Stoney Creek	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REGION	-	40	50	90	6	34	21	61	-	26	80	106	-	-

Source: Hamilton-Wentworth Planning and Development Department,
Regional Planning Branch, Land Development Division

CONDOMINIUM - CONVERSIONS

As of December 31, 1984

<u>MUNICIPALITY</u>	<u>REGISTERED DURING JAN. 1 TO DEC. 31</u>					<u>DRAFT APPROVAL STATUS</u>					<u>UNDER CONSIDERATION</u>				
	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>%</u>	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>%</u>	<u>SINGLE AND SEMI</u>	<u>ROW</u>	<u>APT.</u>	<u>TOTAL</u>	<u>%</u>
Ancaster	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dundas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flamborough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hamilton	-	56	12	68	-	-	51	7	58	-	-	-	256*	256*	-
Stoney Creek	-	-	-	-	-	-	-	-	-	-	-	-	197	197	-
REGION	-	56	12	68	-	-	51	7	58	-	-	-	453	453	-

*212 of total by O.M.B.

Source: Hamilton-Wentworth Planning and Development Department,
Regional Planning Branch, Land Development Division

INVENTORY OF ASSISTED HOUSING UNITS

December 31, 1984

<u>MUNICIPALITY</u>	<u>SENIOR CITIZENS</u>	<u>FAMILIES</u>	<u>HANDICAPPED</u>	<u>TOTAL</u>
ANCASTER	84	0	2	86
DUNDAS	39	143	0	182
FLAMBOROUGH	76	98	1	175
GLANBROOK	30	0	1	31
HAMILTON	4,189	5,231	117	9,537
STONEY CREEK	<u>182</u>	<u>325</u>	<u>18</u>	<u>525</u>
REGION	4,600	5,797	139	10,536

Source: Planning and Development Department
Regional Planning Division

Note: Includes 1984 Commitments

1984 ASSISTED HOUSING BY PLANNING DIVISIONS

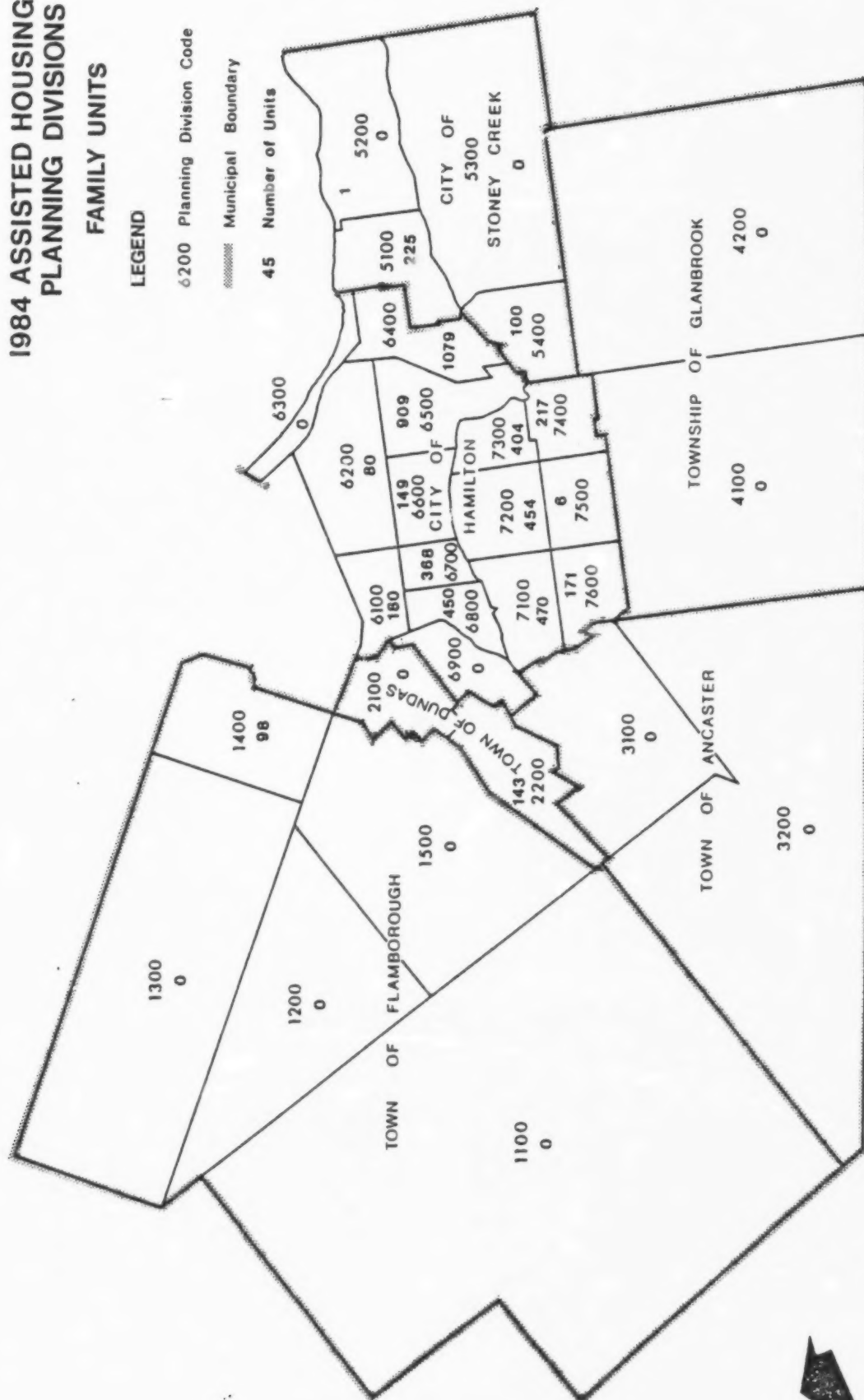
FAMILY UNITS

LEGEND

6200 Planning Division Code

----- Municipal Boundary

45 Number of Units



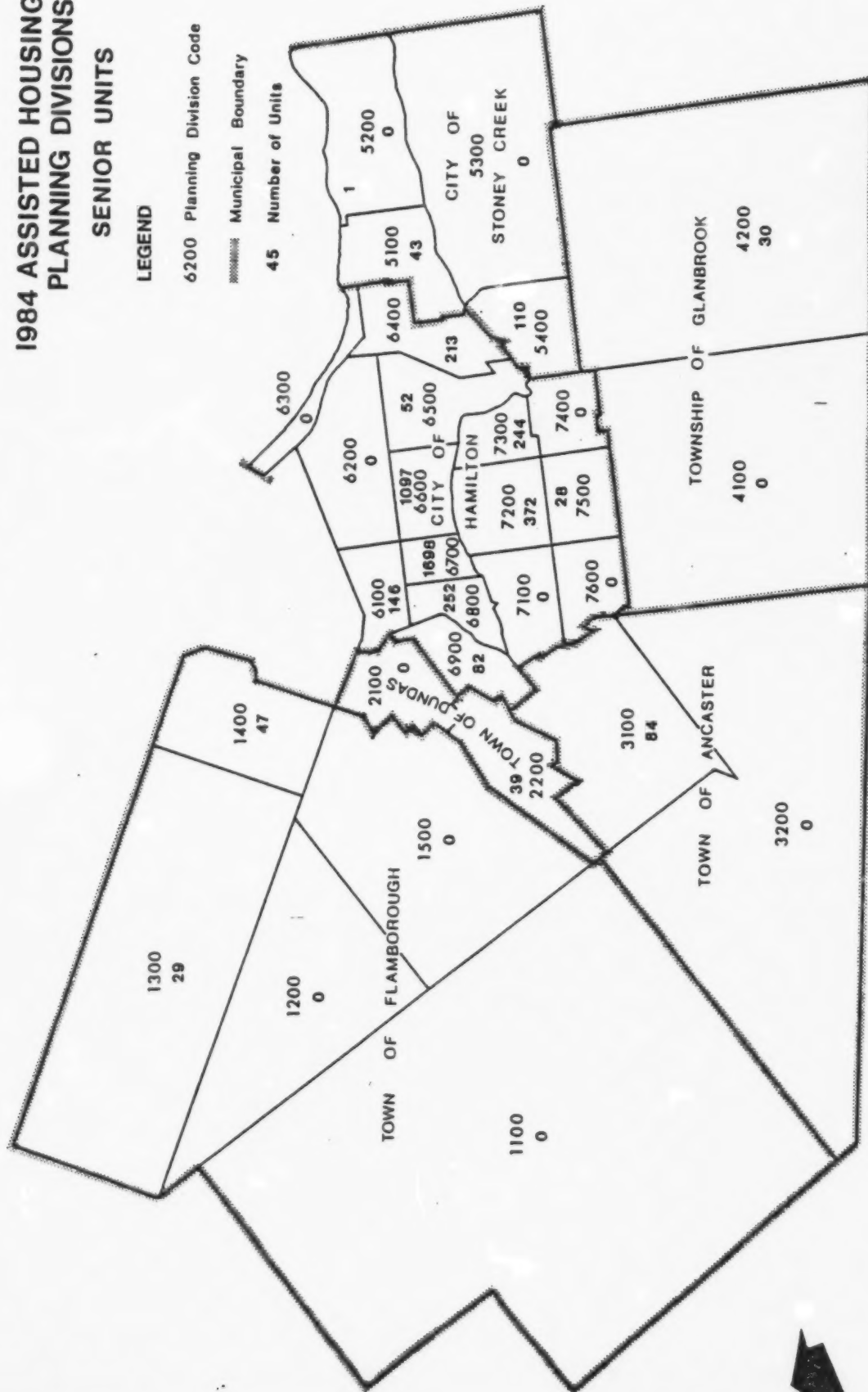
1984 ASSISTED HOUSING BY PLANNING DIVISIONS SENIOR UNITS

LEGEND

6200 Planning Division Code

----- Municipal Boundary

45 Number of Units



Source: Planning and Development Department
Hamilton-Wentworth Region

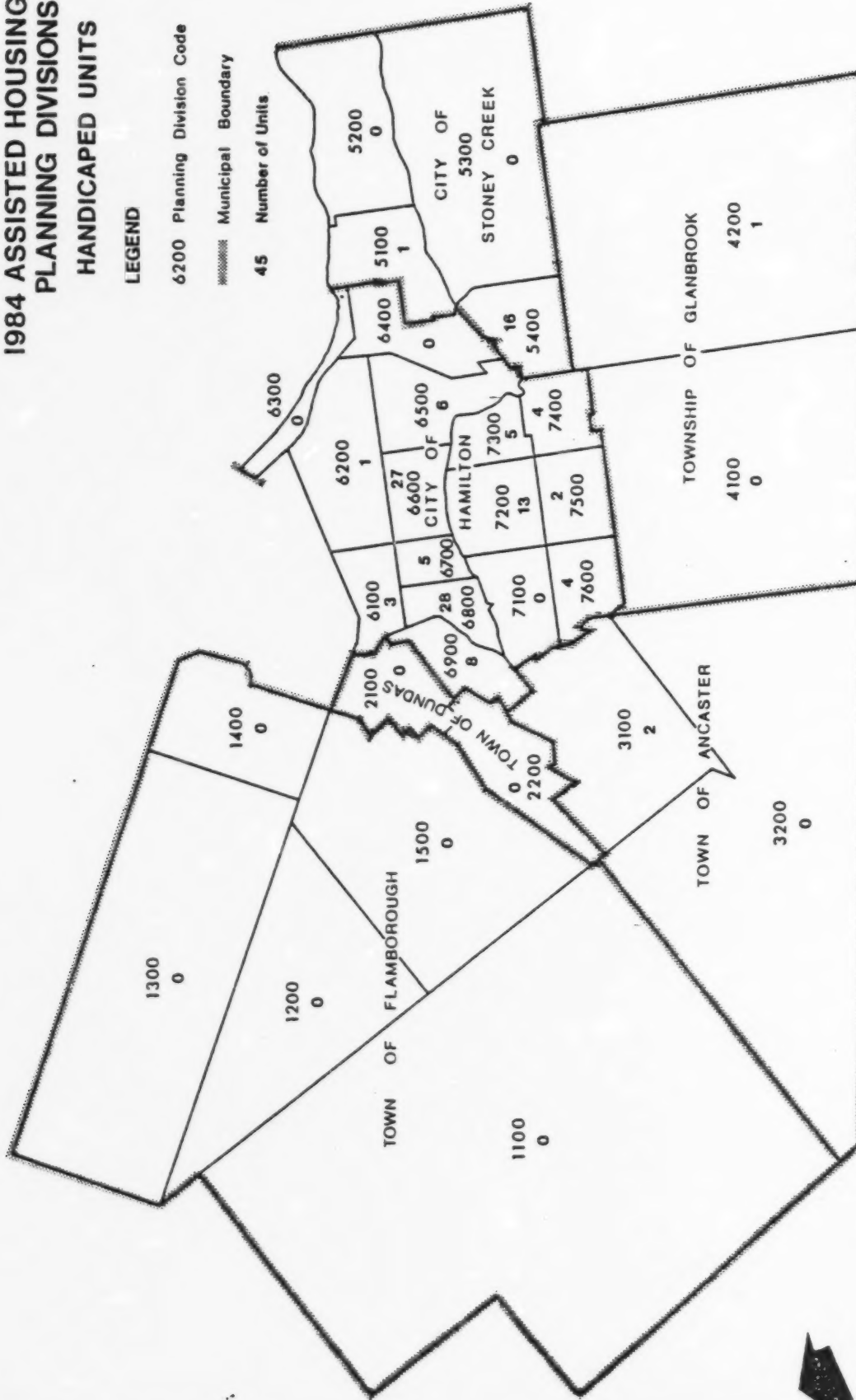
1984 ASSISTED HOUSING BY PLANNING DIVISIONS HANDICAPED UNITS

LEGEND

6200 Planning Division Code

Municipal Boundary

45 Number of Units



Source: Planning and Development Department
Hamilton-Wentworth Region

1984 COMMITMENTS UNDER SECTION 56.1
REGION OF HAMILTON - WENTWORTH

<u>MUNICIPALITY</u>	<u>PROJECT NAME</u>	<u>PROJECT ADDRESS</u>	<u>CLIENT GROUP</u>	<u>TYPE</u>	<u>UNITS</u>
<u>Hamilton</u>					
	Hamilton East Kiwanis	Scattered Units	Family	Non-Profit	30
	Sons of Italy (Hamilton)	Limeridge Rd. W. & Scattered (10)	Family Handicapped	Non-Profit	48 2
	L.I.U.N.A.	Limeridge Rd. E.	Family Handicapped	Non-Profit	57 3
	Victoria Park	Scattered	Family Handicapped	Non-Profit	24 1
	West Hills Co-Op	Stonechurch Rd. W.	Family Handicapped	Co-Op	46 2
	U.N.H. Inc.	Scattered	Family	Non-Profit	20
<u>Stoney Creek</u>					
	Stoneybrook Municipal	Stoneybrook Drive	Senior Handicapped	Non-Profit	29 1
		Total Commitments 1984			263

Source: Canada Mortgage and Housing Corporation

APPLICANTS ON THE HAMILTON-WENTWORTH

HOUSING AUTHORITY WAITING LIST

DECEMBER 31, 1983 AND DECEMBER 31, 1984

<u>MUNICIPALITY</u>	<u>SENIOR CITIZENS</u>		<u>FAMILIES</u>		<u>HANDICAPPED</u>		<u>TOTAL</u>	
	<u>1983</u>	<u>1984</u>	<u>1983</u>	<u>1984</u>	<u>1983</u>	<u>1984</u>	<u>1983</u>	<u>1984</u>
Ancaster	3	0	0	0	0	0	3	0
Dundas	15	10	5	13	0	0	20	23
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
Hamilton	48	38	700	510	82	93	830	641
Stoney Creek	7	10	16	16	0	0	23	26
REGION	73	58	721	539	82	93	876	690

Source: Hamilton-Wentworth Housing Authority